007.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,000 / 811,000
					USE VALUE:	811,000 / 811,000
					ASSESSED:	811,000 / 811,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		ORVIS CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHLESS COLIN W & DIANE
Owner 2:	
Owner 3:	
Street 1:	91 ORVIS CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUND BARRY R & NANCY G -
Owner 2:	-
Street 1:	91 ORVIS CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,638 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1927, having primarily Brick Veneer Exterior and 1709 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5638.000	339,700		471,300	811,000
Total Card	0.129	339,700		471,300	811,000
Total Parcel	0.129	339,700		471,300	811,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.55 | /Parcel: 474.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 6406

GIS Ref

GIS Ref

Insp Date 11/03/17

!688!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,900	0	5,638.	471,300	773,200	773,200	Year End Roll	12/18/2019
2019	101	FV	263,100	0	5,638.	500,800	763,900	763,900	Year End Roll	1/3/2019
2018	101	FV	262,600	0	5,638.	365,300	627,900	627,900	Year End Roll	12/20/2017
2017	101	FV	262,600	0	5,638.	318,100	580,700	580,700	Year End Roll	1/3/2017
2016	101	FV	262,600	0	5,638.	271,000	533,600	533,600	Year End	1/4/2016
2015	101	FV	233,300	0	5,638.	265,100	498,400	498,400	Year End Roll	12/11/2014
2014	101	FV	233,300	0	5,638.	218,000	451,300	451,300	Year End Roll	12/16/2013
2013	101	FV	233,300	0	5,638.	207,400	440,700	440,700		12/13/2012

PRINT

Date	Time
12/10/20	16:25:51

LAST REV

Date	Time
07/28/20	14:08:18
danam	
688	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUND BARRY R &	72493-426		4/23/2019		965,000	No	No		
SWARTZ HOWARD B	22199-372		7/10/1992		206,000	No	No		Y

USER DEFINED

Prior Id # 1:	6406
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	418	Wood Dec	5,000	C				
7/10/2019	1046	Redo Kit	60,000	C				
8/1/2007	650	Manual	3,000					replace fr porch r

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2020	Permit Visit	DGM	D Mann
5/29/2019	SQ Returned	JO	Jenny O
11/3/2017	MEAS&NOTICE	HS	Hanne S
1/30/2009	Meas/Inspect	189	PATRIOT
9/22/1999	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5638		Sq. Ft.	Site		0	80.	1.04	1									471,314						471,300	

Total AC/HA: 0.12943 | Total SF/SM: 5638 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 471,314 | Spl Credit | Total: 471,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26439428
Const Adj.:	1.01603436
Adj $ / SQ:	160.584
Other Features:	82300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417369
Depreciation:	77631
Depreciated Total:	339738

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

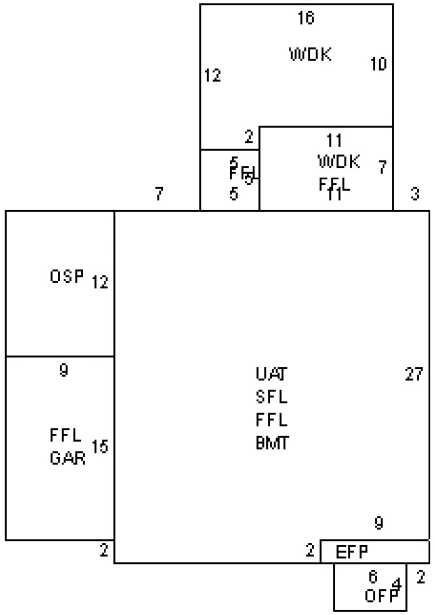
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.58
Special Features:	0	Val/Su Net:	107.47
Final Total:	339700	Val/Su SzAd	198.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	973	160.580	156,248
BMT	Basement	736	48.180	35,457
SFL	Second Floor	736	160.580	118,189
WDK	Deck	247	10.210	2,522
UAT	Upper Attic	184	64.230	11,819
GAR	Garage	135	34.060	4,598
OSP	Screen Porch	108	35.520	3,836
OFP	Open Porch	24	44.710	1,073
	Net Sketched Area:	3,161	Total:	335,070

Size Ad	1709	Gross Are	3713	FinArea	1709

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc